



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Water Well #26 Site Location Options within Katzakian Park

MEETING DATE: April 5, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review the well location options and select one.

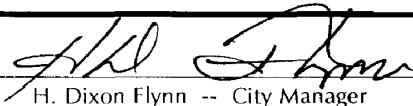
BACKGROUND INFORMATION: The City needs a new water well in the northwest area and has had plans for several years to include a well with the new Katzakian Park on Turner Road. The Park site layout, which included the water well, was approved by the City Council on January 20, 1999, following the Parks Commission's approval on November 5, 1998. This plan showed the well located off Regent Street. Since then, homeowners adjacent to the Park, specifically those who live on Regent Street, have voiced concerns as to the size and location of the actual well and, at its February 16, 2000 meeting, the City Council directed staff to develop an alternative, locating the well in the northeast corner of the Park.

This direction, in part, was based on comments made by the adjacent property owner, Del Smith, that he was willing to work with the City on this location. However, since then, staff received the attached letter from Mr. Smith (**Exhibit A**) expressing concern over this location due to possible noise from the pump motor. Also, Public Works staff attended the March 7, 2000 meeting of the Parks and Recreation Commission to update them on this issue and receive their comments concerning possible impacts to the Park layout. At the meeting, public comments were made expressing a preference for placing the well pump and a small enclosure adjacent to the parking lot at Bridgetown Drive with provisions for future GAC filters in the northeast corner. Although there was no specific vote taken by the Commission, there were comments made by some members expressing a preference for a single enclosure at the northeast corner over two separate enclosures in order to minimize overall Park space taken by the water facility.

Staff has developed a layout for the northeast corner, Option 1 (**Exhibit B**), and for comparison purposes has refined two other options (**Exhibits C and D**). **Exhibit E** presents comparative costs for these options.

Option 1 – This site occupies 4,600 square feet of the northeast corner of the Park, plus a comparable amount of space for a drive access off Regent Street. Utilities would need to be extended to the site across the park from Bridgetown Drive. These utilities, along with test well costs, add approximately \$70,000 to the cost of the well. Of greater concern, however, is the increased risk of future water contamination. This site is much closer to the former living and farm-maintenance activities that took place on the Towne homestead for over 60 years, now occupied by Wine and Roses Country Inn. This risk is very difficult, if not impossible, to quantify. Future filters, if needed, would be installed within the enclosure. The Park layout, as shown on Exhibit B, has been partially modified to show the baseball/soccer field rotated and moved closer to Turner Road. Additional changes to the walkway layout west of the field and grading/landscaping changes would also be necessary.

APPROVED:



H. Dixon Flynn -- City Manager

April 5, 2000

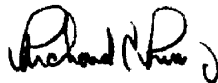
Page 2

- **Option 2** – This option shows a 600-square-foot enclosure for the well, piping, and electrical panel located off Bridgetowne Drive, with a 140-square-foot remote enclosure for the flushing manhole. Any future filters would be installed in a 2,000-square-foot enclosure in the northeast corner along with a new drive access.
- **Option 3** – This option is the same as Option 2, except with the well and an additional driveway located at the Regent Street location shown in the approved park master plan.

From a space standpoint, Options 2 and 3 occupy less Park ground and require fewer changes to the Park design. Public Works staff feels that either Option 2 or 3 would be the best long-term solution for the City as a whole; however, we can make Option 1 work, recognizing impacts to the Park design and the potential risk of future contamination.

In all cases, staff proposes that the City retain an architect to design the enclosure and that appropriate screening landscaping be installed around the enclosure(s). At the request of Mr. Smith, we have shown trees along the north side of the northeast enclosure to screen the equipment from his proposed two-story home. Staff requests that we be authorized to grant a landscape easement to the property owner on the north side of the enclosure (if needed) to allow the proposed trees to be planted outside of the enclosure and be maintained by the property owner.

FUNDING: Water Fund (Impact Fees)



Richard C. Prima, Jr.
Public Works Director

Prepared by Richard Prima, Public Works Director

RCP/lm

Attachments

cc: Water/Wastewater Superintendent
Ron Williamson, Parks and Recreation Director
Jeff Zarifis, Bridgetowne Homeowners Assn. Pres.
Lodi-Woodbridge Winegrape Commission
Property owners adjacent to Park site

Wine and Roses Country Inn
A Hotel and Restaurant

2505 West Turner Road, Lodi CA 95242

Phone 334-6988 Fax 334-6570

www.winerose.com e-mail: del@winerose.com

February 29, 2000

Richard Prima
City of Lodi, Public Works

Re: Bridgetown well site location.

Dear Richard,

Last week after our discussion I investigated a number of wells to better understand the noise they produce. You were right, some are quite loud and would be very intolerable living next to them. The noise I heard from the well at Lower Sac and Elm street would need at least a 200 foot separation to not be a negative impact.

We may have come up with another workable solution. Leave the well at the proposed location that the test well was drilled. Make the well enclosure as small as possible, maybe 20'x20'. Place another enclosure next to Wine and Roses with all of the other tank and well stuff, sinking them down to minimize their impact.

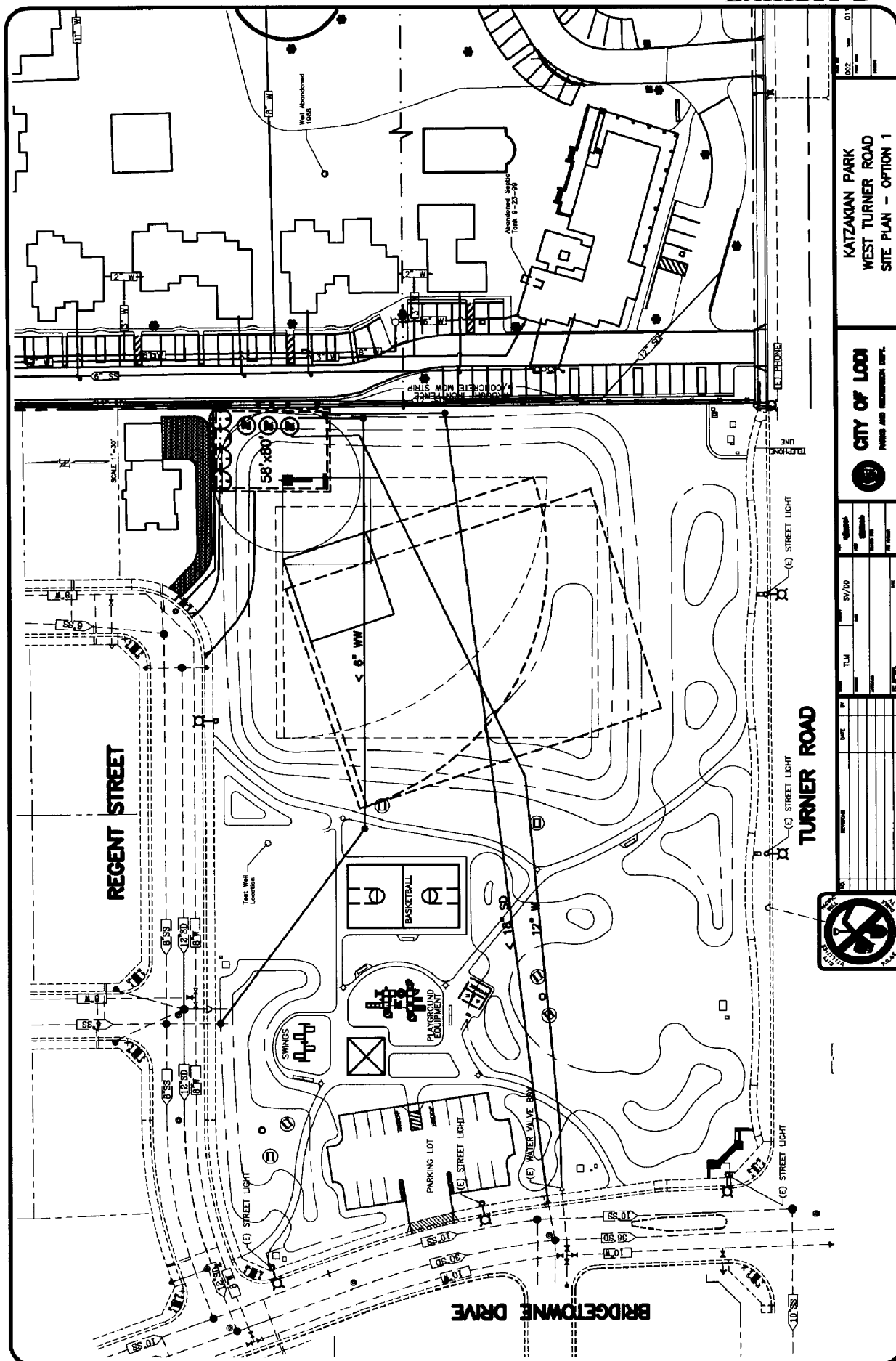
The neighbors are anxious to resolve this problem so the park can move forward. I have discussed these options with the neighbors. If you can make the well site small, put it in the middle of the park so the potential noise does not negatively impact anyone, place the tanks out of view next to Wine and Roses, my consensus is the neighbors will unanimously endorse that plan and we can move forward.

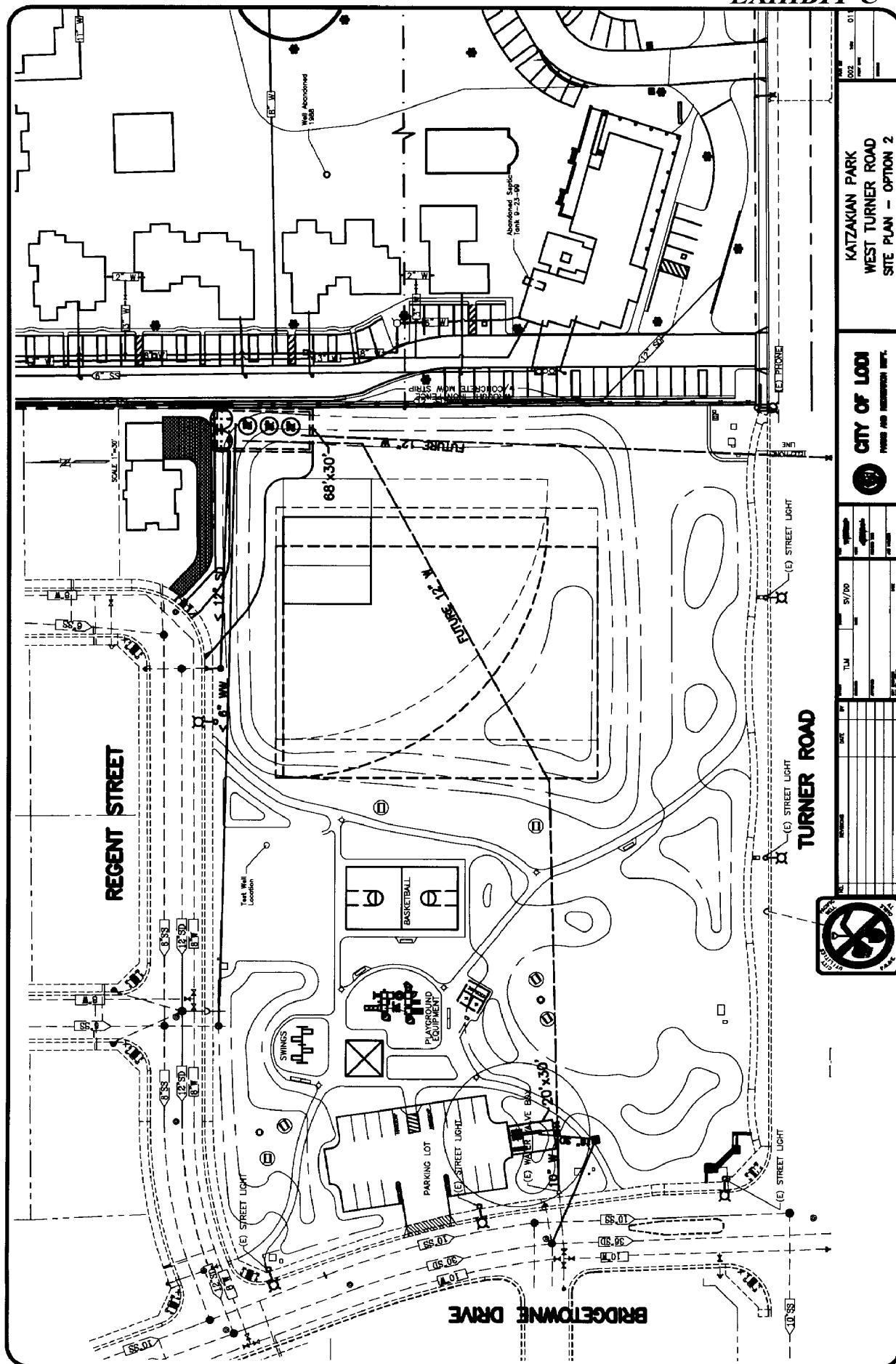
Let me know if I can be of any help.

Sincerely,

Del Smith

cc: Dwight Dawber, Parks and Rec.





City of Lodi
Public Works Department
Project Estimate
Project: Well 26 - Katsakian Park

03/16/2000

Item	Description	Unit	Option 1 Well at corner			Option 2 Well on Bridgetowne Dr			Option 3 Well on Regent St		
			Qty	Price	Total	Qty	Price	Total	Qty	Price	Total
Water Well											
1	Abandon Test Well	LS	1	\$10,000	\$10,000	1	\$10,000	\$10,000	0	\$0	\$0
2	Drill Test Well	LS	1	20,000	20,000	1	20,000	20,000	0	0	0
3	Well Construction & Improvements	LS	1	160,000	160,000	1	160,000	160,000	1	160,000	160,000
4	Well Site Enclosure	LS	1	33,000	33,000	1	12,000	12,000	1	12,000	12,000
5	Site Access Road	SF	3000	3	9,000	0	0	0	540	3	1,620
6	Install 10-inch Water Pipe	LF	0	0	0	45	35	1,575	0	0	0
7	Install 12-inch Water Pipe	LF	590	38	22,420	0	0	0	355	38	13,490
8	Install 10-inch Water Valve	EA	0	0	0	1	800	800	0	0	0
9	Install 12-inch Water Valve	EA	0	0	0	1	900	900	2	900	1,800
10	Install 18-inch SD Pipe	LF	620	35	21,700	75	35	2,625	370	35	12,950
11	Install SD Manhole	EA	1	2,500	2,500	0	0	0	1	2,500	2,500
Subtotal for Water Well			\$278,620			\$207,900			\$204,360		
GAC Filtration Unit											
1	Install 12-inch Water Pipe	LF	0	0	0	935	38	35,530	630	38	23,940
2	Install 12-inch Water Valve	EA	0	0	0	1	900	900	0	0	0
3	Install 12-inch SD Pipe	LF	0	0	0	165	30	4,950	165	30	4,950
4	Install SD Manhole	EA	1	2,500	2,500	1	2,500	2,500	1	2,500	2,500
5	Install 6-inch WW Pipe	LF	490	30	14,700	415	30	12,450	470	30	14,100
6	Install WW Manhole	EA	2	2,500	5,000	1	2,500	2,500	2	2,500	5,000
7	Install GAC Unit w/Sump	LS	1	400,000	400,000	1	400,000	400,000	1	400,000	400,000
8	GAC Access Road	SF	0	0	0	3960	3	11,880	3960	3	11,880
9	Install GAC Enclosure	LS	0	0	0	1	25,000	25,000	1	25,000	25,000
Subtotal for GAC			\$422,200			\$495,710			\$487,370		
Subtotal Well + GAC			\$700,820			\$703,610			\$691,730		
10% Engineering			\$70,082			\$70,361			\$69,173		
15% Contingencies			\$105,123			\$105,542			\$103,760		
Total for GAC Renovation			\$876,025			\$879,513			\$864,663		

Option 1: Well and GAC at northeast corner of park
Option2: Well on Bridgetowne Drive and GAC at northeast corner of park.
Option 3: Well on Regent Street and GAC at northeast corner of park.

EXHIBIT E

CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

March 30, 2000

SUBJECT: Water Well #26 Site Location Options within Katzakian Park

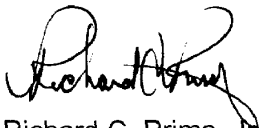
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, April 5, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call me at 333-6759.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

WINE & ROSES COUNTRY INN
2505 W TURNER RD
LODI CA 95242

GLYNDA SHERYL BELL TR
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A FRED & G CAMY BAKER
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KAREN E PAIGE
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JOHN & LENIS HAGY
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BALJIT SINGH & BALBIR KA GILL
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